

Single-Family Homes CMA Report

Listings as of 04/12/07 at 6:03pm

Page 1

Property Types: Single-Family Homes, Condo/Coop/TIC/Loft, 2-4 Units, 5+ Units, Business Op, Lots & Acreage, Commercial For Sale Status: Active
(04/12/2000 to 12/12/2006)

ACTIVE Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
1539 Ingalls St Bayview		3	2	1	1,139	570.68	10/12/06	0.00	177	650,000	650,000
734 Andover St Bernal Heights		2	1.50	0	0		07/07/06	0.00	279	729,000	658,000
4016 San Bruno Ave Visitacion Valley		2	1	1	1,124	587.19	12/05/06	0.00	110	760,000	660,000
395 Joost Ave Sunnyside		2	1	1	1,178	565.37	12/12/06	0.00	121	666,000	666,000
35 Liebig St Outer Mission		2	1	1	0		12/11/06	0.00	122	749,988	675,000
206 Sadowa St Oceanview		2	1	1	1,052	644.49	08/15/06	0.00	240	678,000	678,000
590 Moscow St Excelsior		2	1	1	936	742.52	11/01/06	0.00	140	728,000	695,000
630 La Grande Ave Excelsior		3	2	0	1,195	584.94	08/08/06	0.00	246	750,000	699,000
3067 Alemany Blvd Outer Mission		3	2	1	1,225	632.65	10/17/06	0.00	176	775,000	775,000
182 Dublin St Excelsior		4	2	1	1,567	497.13	03/10/06	0.00	298	769,000	779,000
41 Brunswick St Crocker Amazon		4	2.50	1	1,638	485.35	11/05/06	0.00	158	795,000	795,000
111 Yale St Portola		3	2	2	0		09/21/06	0.00	192	849,000	825,000
88 Pasadena St Visitacion Valley		5	2.50	2	2,437	343.87	11/16/06	0.00	147	886,000	838,000
2487 32nd Ave Parkside		3	2	1	1,688	514.22	11/21/06	0.00	142	899,000	868,000
195 Ney St Excelsior		3	2	2	1,750	500.00	12/08/06	0.00	125	875,000	875,000
834 41st Ave Outer Richmond		2	1	1	0		10/26/06	0.00	108	899,000	899,000
2536 Pacheco St Parkside		3	2	1	1,500	599.33	10/27/06	0.00	167	817,000	899,000
1130 Noriega St Inner Sunset		3	2	1	1,837	489.38	12/12/06	0.00	121	925,000	899,000
1862 15th Ave Golden Gate Heights		3	3	2	2,200	445.45	09/22/06	0.00	199	1,050,000	980,000
667 34th Ave Outer Richmond		3	2	0	1,805	552.91	08/23/06	0.00	225	998,000	998,000
1262 34th Ave Central Sunset		3	2.50	1	0		09/26/06	0.00	197	1,080,000	1,030,000
1714 12th Ave Inner Sunset		3	2.50	1	0		10/27/06	0.00	167	1,250,000	1,165,500
2573 Folsom St Inner Mission		3	2	2	2,353	594.56	11/03/06	0.00	159	1,399,000	1,399,000
2845 Lake St Sea Cliff		5	3	2	3,164	837.55	09/06/06	0.00	202	2,650,000	2,650,000
115 Telegraph Hill Blvd Telegraph Hill		1	1.50	0	0		10/25/06	0.00	168	4,000,000	4,000,000
1071 Vallejo St Russian Hill		5	4.50	2	5,174	1,256.28	10/01/06	0.00	193	6,500,000	6,500,000
37 St Germain Ave Clarendon Heights		7	7.50	4	7,557	992.46	09/06/06	0.00	218	7,500,000	7,500,000
10 Hastings Russian Hill		6	6.50	4	0		09/14/06	0.00	209	11,750,000	10,500,000
3800 Washington Presidio Heights		8	7	7	17,895	1,089.69	07/29/05	0.00	613	22,800,000	19,500,000
2845 Broadway St Pacific Heights		0	0	4	20,608	3,154.11	03/03/06	0.00	405	65,000,000	65,000,000

Listing Count	30	Averages		3,683	758.19		201	4,672,566	4,501,850
		High	65,000,000		Low	650,000		Median	887,000

Report Count 30

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Condo/Coop/TIC/Loft CMA Report

Listings as of 04/12/07 at 6:03pm

Page 2

Property Types: Single-Family Homes, Condo/Coop/TIC/Loft, 2-4 Units, 5+ Units, Business Op, Lots & Acreage, Commercial For Sale Status: Active
(04/12/2000 to 12/12/2006)

ACTIVE Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
690 Market St Financial District		1	0	1	1,300	178.46	11/10/06	957.00	153	210,000	232,000
2945 Baker St #4 Cow Hollow		0	1	0	0		10/09/06	0.00	185	238,000	238,000
83 McAllister St #412 Van Ness/Civic Cente		0	1	0	0		12/01/06	359.54	132	273,000	273,000
690 Market St Financial District		2	2.50	1	1,600	180.00	11/10/06	040.00	153	265,000	288,000
258 Shipley St #2 South of Market		1	1	0	570	524.56	11/17/06	0.00	140	309,000	299,000
258 Shipley St #3 South of Market		1	1	0	570	542.11	11/17/06	0.00	146	324,000	309,000
258 Shipley St #4 South of Market		1	1	0	570	542.11	11/17/06	0.00	146	324,000	309,000
83 McAllister St #202 Van Ness/Civic Cente		0	1	0	0		12/01/06	274.23	132	330,000	330,000
83 McAllister St #211 Van Ness/Civic Cente		0	1	0	0		12/01/06	274.23	132	335,000	335,000
83 McAllister St #212 Van Ness/Civic Cente		0	1	0	0		12/01/06	277.75	132	345,000	345,000
5571 Mission St #3 Crocker Amazon		1	1	1	0		10/12/06	1.00	182	350,000	350,000
1358 17th Ave Inner Sunset		1	1	1	900	427.78	01/05/06	280.00	377	460,000	385,000
83 McAllister St #511 Van Ness/Civic Cente		0	1	0	0		12/01/06	274.23	132	407,000	391,000
1955 Beach St #1955A Marina		0	1	0	445	896.63	10/20/06	248.00	173	429,000	399,000
607 Shotwell St Inner Mission		1	1	0	0		05/25/06	0.00	315	475,000	399,000
83 McAllister St #512 Van Ness/Civic Cente		0	1	0	0		12/01/06	277.75	132	402,000	402,000
132 Dolphin Ct #36 Hunters Point		3	2.50	1	1,360	327.21	03/17/06	270.00	133	445,000	445,000
690 Market St Financial District		1	1.50	1	1,300	348.00	11/10/06	915.00	153	409,500	452,400
112 Jerrold Ave Hunters Point		3	2	1	1,325	415.09	10/30/06	270.00	164	575,000	550,000
690 Market St Financial District		2	2.50	1	1,700	330.35	11/20/06	080.00	143	52,200	561,600
360 Lily St #5 Hayes Valley		3	1	0	0		10/11/06	0.00	182	599,000	565,000
3166 26th St #2 Inner Mission		2	2	1	1,518	374.18	10/27/06	300.00	167	599,000	568,000
3347 20th St Inner Mission		3	1	0	0		05/25/06	0.00	315	649,000	569,000
3284 San Bruno Ave #5 Visitacion Valley		4	3.50	1	1,860	311.29	09/12/06	380.32	212	599,000	579,000
199 Tiffany Ave #305 Inner Mission		2	2	1	927	631.07	09/20/06	301.33	183	589,000	585,000
767 Bryant St #408 South of Market		1	2	1	868	690.09	10/22/06	308.37	160	646,000	599,000
1001 Pine St #1302 Downtown		2	1	1	815	736.14	11/01/06	465.00	161	619,950	599,950
1669 Turk Western Addition		3	2	1	1,241	498.79	11/01/06	313.18	162	685,000	619,000
1201 California St #501 Nob Hill		1	1	1	0		10/13/06	962.98	181	625,000	625,000
767 Bryant St #407 South of Market		1	2	1	908	692.73	10/22/06	315.00	111	676,260	629,000
767 Bryant St #409 South of Market		1	2	1	908	692.73	08/23/06	353.68	220	676,920	629,000
767 Bryant St #404 South of Market		1	2	1	919	690.97	10/22/06	316.62	160	684,453	635,000
1 Crescent Way #1112 Bayview Heights		3	2	2	1,374	472.34	08/11/06	414.17	242	740,000	649,000
3010 Franklin #1 Marina		2	1	1	0		09/08/06	0.00	215	675,000	659,000
690 Market St Financial District		1	1.50	1	1,300	517.54	11/10/06	872.00	153	609,000	672,800
1955 Beach St #1955 Marina		1	1	1	1,095	638.36	10/20/06	275.00	174	699,000	699,000
821 Folsom St #406 South of Market		2	2	1	1,068	688.20	11/16/06	398.00	141	745,888	735,000
318 Spear St #A 4a South Beach		1	1	1	760	986.84	08/07/06	600.00	247	750,000	750,000
768 Francisco St Russian Hill		2	1	0	1,031	804.07	12/10/06	287.50	123	940,000	829,000
690 Market St Financial District		2	2.50	1	1,700	491.29	11/10/06	080.00	153	768,500	835,200
767 Bryant St #208 South of Market		2	3	1	1,521	558.51	10/22/06	414.05	171	913,000	849,500
2670-2672 Bush St #2670 Lower Pacific Heig		3	1	1	1,700	514.71	11/10/06	0.00	153	975,000	875,000
2670-2672 Bush St #2672 Lower Pacific Heig		4	1	1	1,720	520.35	11/10/06	0.00	153	975,000	895,000
201 Telegraph Hill Blvd #4 Telegraph Hill		1	1	1	950	946.32	08/03/06	310.00	251	899,000	899,000
255 Berry St #104 Mission Bay		2	2.50	1	1,839	579.12	12/07/06	651.37	126	1,170,000	1,065,000
767 Bryant St #210 South of Market		2	3	1	2,041	562.96	08/23/06	498.21	171	1,200,000	1,149,000
301 Main St #B-6G South Beach		2	2	1	1,316	927.05	08/11/06	720.00	243	1,220,000	1,220,000
250 King St #1116 Mission Bay		2	2	1	0		08/17/06	768.73	238	1,388,000	1,249,000
2134 Green St #2 Pacific Heights		2	2	0	2,040	612.75	10/04/06	525.68	190	1,399,000	1,250,000
850 Powell St #302 Nob Hill		2	3	1	1,808	716.26	11/28/06	987.02	135	1,375,000	1,295,000
2391 Filbert St Cow Hollow		5	3	1	2,180	687.61	10/02/06	490.00	192	1,598,000	1,499,000
333 Bush St #3904 Financial District		2	2	0	1,510	992.72	09/22/06	000.00	201	1,700,000	1,499,000

Presented By: Alexander T Clark / Hill & Co.

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Condo/Coop/TIC/Loft CMA Report

Listings as of 04/12/07 at 6:03pm

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
170 Pacific #19 Financial District		3	3	1	1,993	852.48	11/29/06	803.00	134	1,799,000	1,699,000
1 Florence St #6 & 1 Russian Hill		2	2.50	2	0		11/29/06	0.00	134	4,500,000	3,750,000
990 Green St #6 Russian Hill		5	6.50	3	5,618	1,067.11	08/29/06	513.00	225	6,885,000	5,995,000
Listing Count	55	Averages			1,404	604.17			177	882,358	827,499
		High			5,995,000	Low	232,000		Median		619,000
Report Count	55										

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2-4 Units CMA Report

Listings as of 04/12/07 at 6:03pm

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Property Types: Single-Family Homes, Condo/Coop/TIC/Loft, 2-4 Units, 5+ Units, Business Op, Lots & Acreage, Commercial For Sale Status: Active
(04/12/2000 to 12/12/2006)

ACTIVE Properties

Address	D/S	#UN	#VAC	GRM	SQFT	\$/SQFT	LD	DOM	Orig \$	Cur \$
1635 Oakdale Ave	Bayview	2	2	0.00	2,290	305.24	10/19/06	175	799,500	699,000
3444-3446 Jennings St	Bayview Heights	3		21.86	1,600	500.00	06/01/06	306	805,000	800,000
314 4th Ave	Inner Richmond	2	2	0.00	1,850	485.95	12/09/06	101	979,000	899,000
2277-2279 Cayuga Ave	Outer Mission	2		20.98	2,251	408.26	11/22/06	140	919,000	919,000
241 Lily St	Hayes Valley	2	1	0.00	2,170	437.33	09/13/06	211	995,000	949,000
1620-22 48th Ave	Outer Sunset	2		22.83	1,600	599.38	10/25/06	168	989,000	959,000
476-478 35th Ave	Outer Richmond	2	3	0.00	2,350	465.96	08/30/06	221	1,179,000	1,095,000
258 Shipley St	South of Market	4	4	0.00	2,288	545.89	11/16/06	143	1,276,000	1,249,000
1019 Guerrero St	Noe Valley	3	2	0.00	2,640	473.48	08/04/06	251	1,425,000	1,250,000
497 Oak St	Hayes Valley	3		0.00	4,775	313.93	01/28/05	804	1,900,000	1,499,000
1362 47th Ave	Outer Sunset	2	1	0.00	4,530	350.99	11/17/06	145	1,690,000	1,590,000
3080 San Bruno Ave	Portola	3		0.00	4,731	337.14	10/03/06	191	1,650,000	1,595,000
475-477 31st Ave	Central Richmond	3		0.00	0		11/01/06	161	1,699,000	1,699,000
2670-2672 Bush St	Lower Pacific Heig	2	2	0.00	3,420	517.54	11/10/06	153	1,950,000	1,770,000
311 4th Ave	Inner Richmond	2		0.00	6,205	288.48	08/16/06	239	2,180,000	1,790,000
645-647 Baker St	North Panhandle	3		0.00	7,260	260.33	07/20/06	214	1,890,000	1,890,000
101 Mayfair Dr	Jordan Park/Laurel	4		22.17	4,104	534.84	05/31/06	315	2,195,000	2,195,000
3728 Cesar Chavez	Noe Valley	2		0.00	0		08/30/06	225	2,395,000	2,395,000
841-849 Church St	Eureka Valley/Dolc	4	1	0.00	4,875	564.10	11/30/06	133	2,750,000	2,750,000
Listing Count	19	Averages			3,467	434.64		226	1,561,342	1,473,263
		High	2,750,000		Low	699,000		Median	1,499,000	
Report Count	19									

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5+ Units CMA Report

Listings as of 04/12/07 at 6:03pm

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Property Types: Single-Family Homes, Condo/Coop/TIC/Loft, 2-4 Units, 5+ Units, Business Op, Lots & Acreage, Commercial For Sale Status: Active
(04/12/2000 to 12/12/2006)

ACTIVE Properties

Address	D/S	#UN	GRM	CAP	SQFT	\$/SQFT	LD	DOM	Orig \$	Cur \$
33-35 San Carlos St	Inner Mission	6	18.59	0.00	4,050	296.05	10/24/06	169	1,250,000	1,199,000
442-444 Scott St	Hayes Valley	5	409.71	0.00	4,252	317.50	12/06/06	117	1,350,000	1,350,000
1798 Great Highway	Outer Sunset	7	16.14	0.00	6,136	313.72	08/24/06	231	1,975,000	1,925,000
562 Belvedere St	Parnassus/Ashbur	5	14.71	0.00	3,360	580.36	10/13/06	180	1,950,000	1,950,000
839 Leavenworth St	Downtown	49	12.84	0.00	21,572	323.34	09/14/06	208	7,250,000	6,975,000
Listing Count	5	Averages			7,874	366.19		181	2,755,000	2,679,800
		High	6,975,000		Low	1,199,000		Median		1,925,000
Report Count	5									

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Business Opportunity CMA Report

Listings as of 04/12/07 at 6:03pm

Page 6

Property Types: Single-Family Homes, Condo/Coop/TIC/Loft, 2-4 Units, 5+ Units, Business Op, Lots & Acreage, Commercial For Sale Status: Active
(04/12/2000 to 12/12/2006)

ACTIVE Properties

Address	D/S	Zone	SQFT	GRM	LD	DOM	Orig \$	Cur \$
138 6th St	South of Market	Mixed	0	0	11/14/06		35,000	35,000
693 Monterey Blvd	Sunnyside	ss Oppc	973	0	11/01/06		38,500	38,500
3516 Sacramento St	Presidio Heights	Mixed	0	0	10/17/06		55,000	55,000
391 Sutter St	Downtown	com	34,215	0	09/29/06		59,000	59,000
993-995 North Point	Russian Hill	np	0	0	11/16/06		99,000	75,000
20 Mission St	South Beach	ommerci	0	0	05/07/06		125,000	75,000
1870 Fillmore St	Lower Pacific Heig	C3G	0	0	11/07/06		95,000	95,000
2325 Taraval St	Parkside	ccom	0	0	10/11/06		99,000	99,000
497 Oak St	Hayes Valley	Mixed	0	0	10/16/06		99,000	99,000
215-A Fremont St	South of Market	ommerci	0	0	09/27/06		115,000	115,000
606 Geary St	Tenderloin	Mixed	0	0	11/15/06		149,000	149,000
901 Polk St	Van Ness/Civic C	ommerci	1,100	0	12/01/06		175,000	175,000
455 Market St	South of Market	C3O	459,696	0	09/08/06		175,000	175,000
5130 3rd St	Bayview	NC3	1,950	0	05/07/06		175,000	175,000
519 Powell	Downtown	C3R	1,107	0	12/05/06		179,000	179,000
839 Kearny St	Financial District	ommerci	2,500	0	11/27/06		180,000	180,000
1504 Fillmore St	Western Addition	C3G	0	0	12/03/06		220,000	220,000
1163 Geneva Ave	Excelsior	SF NC1	10,000	0	11/01/06		250,000	250,000
160 Russ St	South of Market	I	9,000	0	10/27/06		275,000	275,000
834 Divisadero St	Alamo Square	NC2	10,600	0	11/13/06		100,000	299,000
578 Market St	Financial District	ommerci	0	0	10/08/05		399,000	329,000
2367 Market St	Eureka Valley/Dol	ommerci	0	0	10/01/06		499,000	499,000
1740 Market St	Hayes Valley	ommerci	0	0	09/20/06		499,000	499,000
2298 Market St	Duboce Triangle	UPMK	954	0	07/10/06		850,000	850,000
Listing Count 24	Averages		48,372			192	206,021	208,313
	High		850,000	Low	35,000	Median		175,000
Report Count 24								

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Lots & Acreage CMA Report

Listings as of 04/12/07 at 6:03pm

Page 7

Property Types: Single-Family Homes, Condo/Coop/TIC/Loft, 2-4 Units, 5+ Units, Business Op, Lots & Acreage, Commercial For Sale Status: Active
(04/12/2000 to 12/12/2006)

ACTIVE Properties

Address	D/S	Zone	SQFT	\$/SqFt	LD	Orig \$	Cur \$
202 Union St	Telegraph Hill				11/03/05	165,000	165,000
122 Bache St	Bernal Heights	RH-2			09/06/06	225,000	225,000
124 Bache St	Bernal Heights	RH-2			09/06/06	225,000	225,000
126 Bache St	Bernal Heights	RH-2			09/06/06	225,000	225,000
128 Bache St	Bernal Heights	RH-2			09/06/06	225,000	225,000
120 Bache St	Bernal Heights	RH-2			09/06/06	350,000	299,000
1506 Revere Ave	Bayview	RH2			09/13/06	350,000	350,000
104 Bache St	Bernal Heights	RH-2			09/06/06	475,000	369,000
106 Bache St	Bernal Heights	RH-2			09/06/06	475,000	369,000
895 Hayes St	Alamo Square				10/26/06	629,000	629,000
1899 Geneva	Visitacion Valley				10/30/06	750,000	650,000
1881 Geneva St	Visitacion Valley				10/30/06	750,000	650,000
2245-2247 Shafter Ave	Bayview				11/03/05	995,000	749,000
1358 24th Ave	Central Sunset	RH-2			10/31/06	998,000	899,000
1251 Thomas Ave	Bayview				09/27/06	1,100,000	1,000,000
Listing Count	15						
		Averages		(0.00	529,133	468,600
		High	1,000,000	Low	165,000	Median	369,000

Report Count 15

Presented By: Alexander T Clark / Hill & Co.

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Commercial CMA Report

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(04/12/2000 to 12/12/2006)

ACTIVE Properties

Address	D/S	#UN	GRM	CAP	SQFT	\$/SQFT	LD	DOM	Orig \$	Cur \$
400 Beale St #101	South Beach		0.00	0.00	510	780.39	09/28/06	196	550,000	398,000
3117 Geary Blvd	Lone Mountain		0.00	0.00	645	736.43	08/17/06	238	435,000	475,000
3121 Geary Blvd	Lone Mountain	10	0.00	0.00	698	766.48	08/17/06	238	495,000	535,000
3107 Geary Blvd	Lone Mountain	10	0.00	0.00	1,065	671.36	08/17/06	238	495,000	715,000
485 Ofarrell St	Tenderloin	1	0.00	0.00	3,374	214.88	10/19/06	174	725,000	725,000
380-388 Guerrero St	Mission Dolores	1	0.00	0.00	1,775	450.14	12/01/06	132	799,000	799,000
728 Pacific Ave #705	Financial District		0.00	0.00	1,066	764.54	10/24/06	166	875,000	815,000
4409-4411 Cabrillo St	Outer Richmond	2	0.00	0.00	0		11/19/06	143	1,280,000	1,149,000
2000 Judah St	Central Sunset		0.00	0.00	2,275	571.43	12/08/06	125	1,300,000	1,300,000
333-335 Clement St	Inner Richmond	2	0.00	0.00	3,350	477.61	06/01/06	314	1,600,000	1,600,000
3450-032 3rd	Bayview		0.00	0.00	0		06/20/06	295	1,700,000	1,600,000
1121 Howard St	South of Market		0.00	0.00	5,400	351.85	11/06/06	156	1,900,000	1,900,000
450-452 Broadway St	Financial District	2	19.38	0.00	4,000	500.00	12/11/06	122	2,499,999	1,999,999
131-135 Gough	Van Ness/Civic Ce		0.00	0.00	7,000	314.29	07/05/06	280	2,200,000	2,200,000
1431-1433 Van Dyke Ave	Bayview	3	0.00	0.00	19,000	118.42	09/29/06	194	2,250,000	2,250,000
3726 Cesar Chavez St	Noe Valley		0.00	0.00	0		08/30/06	225	2,395,000	2,395,000
121 Capp St	Inner Mission		0.00	0.00	11,752	211.71	11/15/06	145	2,488,000	2,488,000
75 Oak Grove St	South of Market	1	0.00	0.00	5,020	497.01	08/22/06	220	2,495,000	2,495,000
120 11th St	South of Market	1	0.00	0.00	8,640	300.93	11/02/06	160	2,800,000	2,600,000
369 Broadway	Financial District		0.00	0.00	12,880	232.53	10/30/06	163	2,995,000	2,995,000
815 Washington St	Financial District	3	0.00	0.00	4,600	652.15	11/09/06	153	2,999,888	2,999,888
301-315 Kearny St	Financial District		0.00	0.00	0		11/01/06	161	3,600,000	3,600,000
933 Clement St	Inner Richmond	1	0.00	0.00	9,000	407.67	10/06/06	188	3,669,000	3,669,000
3701 Sacramento St	Presidio Heights	4	13.84	0.00	6,042	643.50	09/05/06	219	3,888,000	3,888,000
939-945 Clement St	Inner Richmond		0.00	0.00	10,000	394.00	11/15/06	148	3,940,000	3,940,000
351 9th St	South of Market	3	0.00	0.00	30,000	150.00	10/31/06	163	4,500,000	4,500,000
125 Bayshore Blvd	Bayview		0.00	0.00	0		06/26/06	289	6,400,000	6,400,000
1001 Grant Ave	Financial District	86	9.81	17.41	0		12/06/05	492	7,800,000	7,500,000
Listing Count 28	Averages				6,731	463.97		205	2,466,925	2,426,103
	High	7,500,000			Low	398,000		Median	2,225,000	
Report Count 28										

Presented By: Alexander T Clark / Hill & Co.

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